

Return to:  
7 Lloyd Rd  
Waterville, ME 04901

Doc # 2009024004  
Book 10189 Page 0036

Received Kennebec SS.  
08/20/2009 12:43PM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS

TRANSFER  
TAX  
PAID

## WARRANTY DEED

51-65

KNOW ALL MEN BY THESE PRESENTS THAT,

**KENNEBEC MORTGAGE CORPORATION**, a Maine corporation with a place of business in Benton, Kennebec County and State of Maine,

for consideration paid, grants to

**RONALD M. McGOWEN and MARA G. DAVIS**, as joint tenants and not as tenants-in-common, of Waterville, Kennebec County and State of Maine,

With **WARRANTY COVENANTS**, the land with buildings thereon situated in Waterville, County of Kennebec, State of Maine, more particularly described in Exhibit A attached hereto and incorporated herein by reference.

Meaning and intending to convey the same premises conveyed to the Grantor herein by deed of Gregory C. O'Halloran dated March 27, 2008 and recorded in the Kennebec County Registry of deeds in Book 9679, Page 37.

IN WITNESS WHEREOF, I / we have hereunto set my / our hand and seal this 14th day of August, in the year of Our Lord Two Thousand Nine.

**KENNEBEC MORTGAGE CORPORATION**

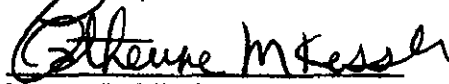
  
Gregory C. O'Halloran, President

**STATE OF MAINE**  
County of Kennebec, ss.

Dated: August 14, 2009

Personally appeared the above named Gregory C. O'Halloran and acknowledged the above instrument to be his free act and deed in his capacity of President, and the free act and deed of said Kennebec Mortgage Corporation.

Before me,

  
Notary Public / Attorney-at-Law  
Catherine M. Kessler exp 11/24/2012

2 Market St Settlement  
70 Market St  
Manchester, NH 03101

**EXHIBIT A**

A CERTAIN LOT OR PARCEL OF LAND in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at a point on the easterly side of Lloyd Road in said Waterville three hundred fifty (350') feet northerly from the intersection of the said easterly line of Lloyd Road and the northerly line of Mayflower Hill Drive, which point is at the intersection of Glen Avenue and the easterly line of Lloyd Road; thence easterly in the northerly line of Glen Avenue one hundred (100') feet; thence northerly at right angles to the northerly line of Glen Avenue one hundred (100') feet; thence westerly at right angles and in a line parallel to Glen Avenue one hundred (100') feet to the easterly line of Lloyd Road; thence southerly at a right angle and in the easterly line of Lloyd Road one hundred (100') feet to the point of beginning, at the intersection of the easterly line of Lloyd Road and the northerly line of Glen Avenue.

Conveyance of the above-described lot or parcel of land is made and taken by the grantees with the restrictions and limitations herein enumerated for themselves, their heirs and assigns forever, for the benefit of Mayflower Realty Company, its successors and assigns, and for the benefit of other property owners of land originally part of the Vigue farm, so-called, with the expressed understanding and agreement that any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least twenty-five (25') feet from the lot boundary of Lloyd Road and twenty-five (25') feet from the lot boundary of Glen Avenue, and fifteen (15') feet from either of the other boundary lines of the above land herein conveyed and any dwelling erected thereon shall not have space of tenancies or apartments for more than one family and shall cost no less than Twelve Thousand (\$12,000.00) Dollars as of this day's value; that at no time shall any buildings or structures of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or commercial buildings or structures be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purpose,